



City of Lorain

Commercial Building

Plan Review and Permit Application

Valuation \$ _____	Payment date: _____
Plan review fee _____	<input type="checkbox"/> Cash <input type="checkbox"/> Credit card
Permit Fee _____	<input type="checkbox"/> Check# _____
3% State Fee _____	Permit Number _____
Technology Fee \$7.00 _____	202 - _____
Zoning Fee _____	Date Permit issued _____
Other Fee _____	_____
Total Fees \$ _____	_____

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

SECTION I – General Information

INITIAL REVIEW OR RESPONSE

Date _____ Estimated cost of project \$ _____ *(MUST BE TRUE AND ACCURATE)*

Address of construction _____

Permanent Parcel # _____ Name of Business _____

Owner name _____ Phone _____ Email _____

Owner's full address _____

Contractor name _____ Phone _____ Email _____

Contractor's full address _____

Architect / Designer _____ Phone _____ Email _____

INITIAL APPLICATION REQUIREMENTS:

(Detailed descriptions for all)

- Plan review payment
- Cost estimate and breakdown
- List of contractors/sub-contractors
- 5 sets of Construction Plans
- 5 sets of Plumbing Isometrics
- PDF IS REQUIRED SEND TO BHP@CITYOFLORAIN.ORG**
- 5 sets of Electrical Layouts
- 5 sets of Site Plans (or)
- 5 sets of Grade TOPOS (for new construction)
- 5 sets of TOPO and Site PLAN may be combined
- 5 sets of Heat Loss Calculation & Duct Layout

SECTION II – Description of Property and Project

A. Type of work: New Addition Alteration Moving (relocation) Repair Foundation only
 Use Change of use (indicate former classification) _____

B. Construction Classification per OBBC:

1) Type I: A B 2) Type II: A B 3) Type III: A B 4) Type IV: A B C HT 5) Type V: A B

C. Proposed Use: *For mixed-use buildings, indicate all applicable uses.*

- A-1 Assembly, theaters, motion picture theaters, concert halls
- I-1 Institutional, residential care
- A-2 Banquet halls, restaurants, bars, taverns, night clubs, dance halls, etc.
- I-2 Institutional, incapacitated day nursery, hospital
- A-3 Assembly, lecture halls, libraries, art galleries, churches, funeral parlors
- I-3 Restrained, jails, prisons, etc.
- A-4 Skating rinks, arenas
- I-4 Day Care Facility
- A-5 Outdoor assembly structure
- Mercantile
- F-1 Factory and Industrial-Moderate Hazard
- Residential: R-1 R-2 R-3
- F-2 Factory and Industrial – Low Hazard
- S-1 Storage, Moderate Hazard
- H-1, H-2, H-3, H-4, H-5
- S-2 Storage, Low Hazard
- B Business
- U Utility
- Educational (school, day care)

D. Nature of Job: Fire Suppression _____ Live Load _____ Occupant Load _____
Square Footage _____ (Site plan is required for any exterior commercial work being done)

E. Construction Cost: (MUST BE TRUE AND ACCURATE)

Building \$ _____ Electrical \$ _____ Plumbing \$ _____ Heating \$ _____
Hood Suppression \$ _____ Fire Alarm \$ _____ Fire Suppression \$ _____

F. 2024 Ohio Existing Building Code Compliance Path: _____
REQUIRED IF WORKING ON EXISTING STRUCTURE

G. Description of Project:

H. Contractor List:

General _____	Electrical _____
Drywall _____	Rough Carpentry _____
Excavation _____	Finish Carpentry _____
Roofing _____	Plumbing _____
Concrete _____	Insulation _____
H.V.A.C. _____	Sewer _____
Masonry _____	Painting _____

This application is submitted for a permit to erect, add to, alter or repair a structure as specified in this application and any accompanying drawings. Acceptance of the permit shall constitute an agreement on the part of the applicant or his/her agents to comply with the Building and Zoning Codes of the City of Lorain, or other orders, requirements or specifications slated in the permit. In signing this application, the contractor or owner's agent certifies that the work is authorized by the owner on record and that the installation will comply with the regulations of the City of Lorain Building Codes and State Codes. **NO WORK TO START TILL PERMITS ARE ISSUED.**

Applicant is: Owner Contractor Owner's Agent

Applicant Signature _____ Date _____

Building Official _____ Date _____

Zoning Official _____ Date _____

ADDITIONAL FEES OR APPROVAL MAY BE REQUIRED BY ENGINEERING AND ZONING